



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

TO: Island County Planning Commission

FROM: Island County Planning & Community Development

DATE: March 15, 2021

SUBJECT: Historic Beach Community Shoreline Environment Designation (SED)
Mapping Criteria

Overview

Island County's shoreline jurisdiction is broken up into five different Shoreline Environment Designations (SEDs) based on the natural characteristics and development pattern of each stretch of shoreline. Each SED determines the required buffers, setbacks, impervious surface limits, and allowed uses.

The Shoreline Residential SED is intended to allow for residential development and for moderate to high impact recreational uses in appropriate areas of the shoreline. The Shoreline Residential SED also includes two overlays that can be applied to specific areas:

- 1) Shoreline Residential - Canal Community, and
- 2) Shoreline Residential - Historic Beach Community.

As part of the Island County 2021 Shoreline Master Program (SMP) Periodic Update, planning staff is identifying and mapping all portions of the County's shoreline that meet the criteria of a Historic Beach Community (HBC).

The current version of the SMP specifically classifies 25 plats as HBCs, but also states, "and other similarly situated plats meeting the definition of historic beach community set forth in section 17.05A.070."

The HBC definition outlined in ICC 17.05A.070 reads as follows:

Limited areas within the shoreline of Island County that have been platted in a dense pattern with small lots relative to other areas of the county. The existing marine waterfront lots are developed with residential structures constructed thirty (30) feet or less from the ordinary high water mark and the structures were established prior to enactment of the Shoreline Management Act

Many other areas meet the criteria outlined in the definition above, which has resulted in staff making individual determinations for permitting purposes. Staff's goal is to identify and map all areas of County shoreline that meet the criteria of an HBC as part of the SMP update, in order to eliminate the need for individual determinations moving forward.

The specific criteria that staff is using to identify and map the HBC's includes:

- A 30-foot average building setback from the Ordinary High Water Mark (OHWM),
- Plats that were finalized prior to the 1972 State Shoreline Management Act (SMA), or parcels that were originally developed prior to the 1972 SMA,
- Groups consisting at a minimum of five contiguous parcels, and
- Areas that are currently mapped as Shoreline Residential.